

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



BEECH COURT, BALMORE PARK CAVERSHAM, READING, RG4 8PY

£250,000

A top floor two bedroom apartment set in a favoured complex in Balmore Park within well maintained, established and partly wooded grounds, yet situated only a quarter of a mile from Caversham centre forming an ideal first time purchase. No chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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SITUATION

Caversham is situated just north of the River Thames, offering a wide range of shops, bars and restaurants, together with excellent schooling. Reading Station servicing London (Paddington 25 minutes) is within half a mile of Caversham Bridge and has been further complemented with the arrival of Crossrail. Emmer Green & Caversham Heights border the South Oxfordshire countryside, with a choice of golf courses and the additional Mapledurham Gym & Rivermead Sports Complex on Caversham borders

ENTRANCE

Security communal entrance and staircase to top floor, personal front door to

L SHAPED RECEPTION HALL

With electric night storage heater, built in cloaks cupboard, further built in airing cupboard housing hot water tank with shelving

LIVING/DINING ROOM

With rear aspect double glazed window, two electric night storage heaters

**KITCHEN**

Comprising single drainer sink unit with cupboards under, further base and eye level units with work surfaces and tiled surrounds, inset four ring electric hob with extractor hood above and integrated oven, plumbing for washing, appliance space for fridge/freezer, extractor fan

**BEDROOM ONE**

With rear aspect double glazed window, slimline electric heater, fitted twin double wardrobes



BEDROOM TWO

Front aspect double glazed window, slimline electric heater



BATHROOM

Comprising panelled bath with independent shower and glass deflector, wash hand basin, W.C., tiled surrounds, warm air heater, access to loft space, extractor



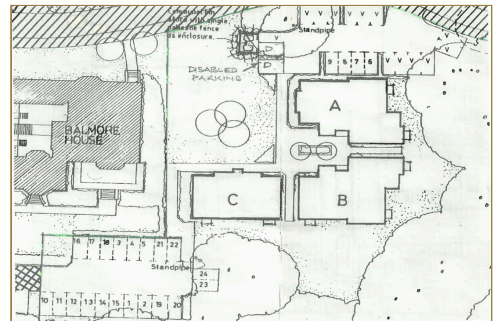
COMMUNAL GROUNDS

Well maintained established and secluded communal grounds tended under the maintenance agreement with allocated parking space and further visitors parking



PARKING PLAN

Space number 16



DIRECTIONS

From central Caversham proceed north up Prospect Street, at the traffic lights fork left into Peppard Road and turn left into Newlands Avenue, follow this road into Balmore Park where Beech Court will be found on the left hand side

TENURE

Leasehold

Original lease - 125 years

Lease remaining - 93 years

Service Charge - £1,827.78 per annum

Ground Rent - N/A

APPROXIMATE MONTHLY RENTAL

£1,350

SCHOOL CATCHMENT

The Hill Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band D

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

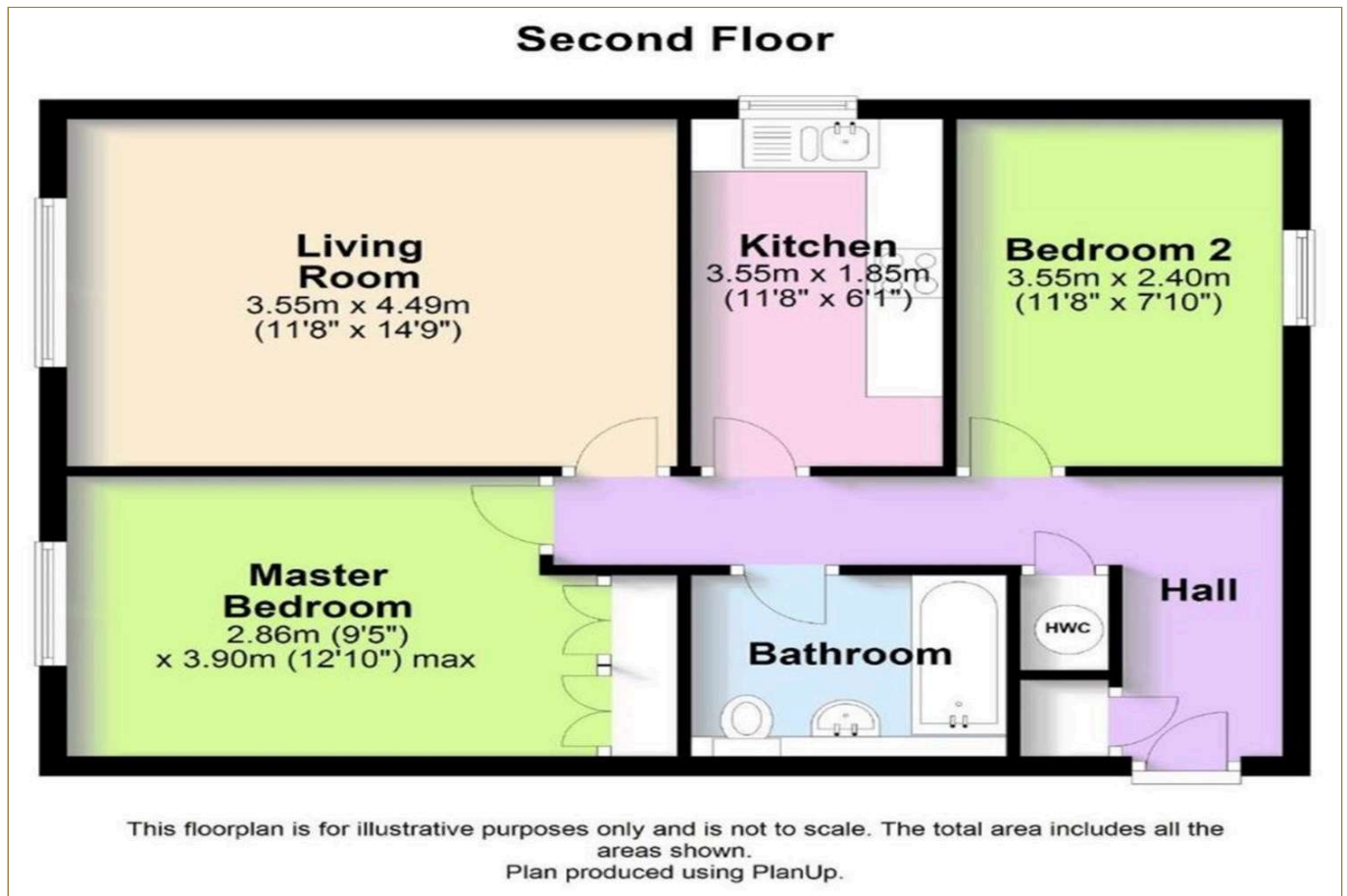
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/2090-0692-0622-0002-3203>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

